

## MINUTES OF A PLANNING AND ZONING MEETING

July 27, 2016

The meeting was called to order at 5:30 p.m. by Chairperson Steven Timothy.

Swear in

A roll call was taken which showed Board Members Nancy Boender, Bob Gilbert, Steven Timothy, Cris Squire, and Gwen Bellon present. Lynn Snow and David Higginson are excused.

Others present included Zoning and Building Director Dean Johnson, City Manager Ryan Snow, City Recorder Carolyn Wilcken, Justin Johnson, Michael Nielsen, Matt Robison, Joe Thomas Dee Miles, and Jessica Thomas. City Councilman Joe Burdick was excused.

### **MINUTES**

Members reviewed minutes of the meeting of June 15, 2016, as presented. Motion to approve was made by Nancy Boender. Motion seconded by Cris Squire. Those voting Aye are Nancy Boender, Bob Gilbert, Steven Timothy, Cris Squire, and Gwen Bellon. Motion carried unanimously.

### **REZONE REQUEST – RESIDENTIAL TO PROFESSIONAL OFFICE**

Michael L. Nielsen is approaching the P & Z Board to request a rezone for property located at 132 South State Street from Residential to Professional Office. Mr. Nielsen would like to use the location as an insurance office. Mr. Nielsen explained that he has talked to a number of neighbors and the majority didn't have a problem. The next door neighbor Joe Thomas was present and stated he has serious concerns with having a business next door. He feels the value of his property will decline and the residence will be unsupervised at night. After discussion, a motion was made by Cris Squire to hold a public hearing to receive public input on rezoning the east one-half of the block. Motion seconded by Nancy Boender. Those voting Aye are Nancy Boender, Bob Gilbert, Steven Timothy, Cris Squire, and Gwen Bellon. Motion carried unanimously.

### **FINAL PLAT REVIEW – HUCKLEBERRY HOMES**

Mathew Robinson is requesting final approval for Huckleberry Homes Subdivision. Zoning gave prior approval but they hadn't seen the final plat. After review and discussion, a motion was made by Cris Squire to approve the final plat for Huckleberry Homes. Motion seconded by Bob Gilbert. Those voting Aye are Nancy Boender, Bob Gilbert, Steven Timothy, Cris Squire, and Gwen Bellon. Motion carried unanimously.

**DEED 600 EAST ROAD RIGHT-OF-WAY TO ROOSEVELT CITY – DUCHESNE COUNTY SCHOOL DISTRICT**

Dee Miles, representing the Duchesne County School District, came before Planning and Zoning to propose deeding property to Roosevelt City for a future road extending 600 East to their property line. After review and discussion, a motion was made by Bob Gilbert to approve having the proposed property deeded to Roosevelt City. Motion seconded by Gwen Bellon. Those voting Aye are Nancy Boender, Bob Gilbert, Steven Timothy, Cris Squire, and Gwen Bellon. Motion carried unanimously.

**HOME OCCUPATION DEFINITION**

There is a question on whether or not a person doing bookkeeping paperwork in their home for their business would need to have a home occupation permit issued from Planning and Zoning. A change would need to be made to our ordinance. A proposed ordinance will be drafted for review by Planning and Zoning.

Motion to adjourn the meeting was made by Cris Squire. Motion seconded by Nancy Boender. Those voting Aye are Nancy Boender, Bob Gilbert, Steven Timothy, Cris Squire, and Gwen Bellon. Motion carried unanimously.

Meeting adjourned at 6:25 p.m.